

056.A

0006

0007.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

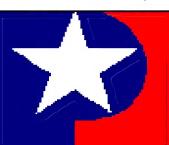
235,200 / 235,200

USE VALUE:

235,200 / 235,200

ASSESSED:

235,200 / 235,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	7
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	235,200			235,200		150393
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT								Parcel ID	056.A-0006-0007.0		!4718!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll	12/18/2019	Date	
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll	1/3/2019	Time	
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll	12/20/2017	12/10/20	
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll	1/3/2017	19:42:15	
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End	1/4/2016	Prior Id # 1:	
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll	12/11/2014	Prior Id # 2:	
2014	102	FV	147,100	0	.	.	147,100	147,100	Year End Roll	12/16/2013	Prior Id # 3:	
2013	102	FV	147,100	0	.	.	147,100	147,100		12/13/2012	mmcmakin	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID WEX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-302		5/2/2013	Mult Lots	100	No	No		
KATZ DONALD	29872-471		3/3/1999	Intra-Corp	68,913	No	No	L	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/10/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 6.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: N - NONE				Fpl: 0	Rating: Average																
GENERAL INFORMATION								WSFlue:				Rating:									
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1965	Eff Yr Blt:			Location: R - Rear																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact:	.	Floor: 2 - 2nd Floor																	
Const Mod:				% Own: 0.552500010																	
Lump Sum Adj:				Name: 24 - 6039																	
INTERIOR INFORMATION								DEPRECIATION				REMODELING									
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %			No Unit	RMS	BRS	FL	RES BREAKDOWN									
Prim Int Wall: 2 - Plaster				Functional:		%		1	3	1	0										
Sec Int Wall:		%		Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 4 - Carpet				Override:		%															
Sec Floors:		%		Total:	30.6 %			Totals													
Bsmnt Flr:				CALC SUMMARY				1	3	1											
Subfloor:				Basic \$ / SQ:	320.00																
Bsmnt Gar:				Size Adj.: 1.49173546																	
Electric: 3 - Typical				Const Adj.: 1.06018400																	
Insulation: 2 - Typical				Adj \$ / SQ: 506.085																	
Int vs Ext: S				Other Features: 32712																	
Heat Fuel: 3 - Electric				Grade Factor: 1.00																	
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 338893																	
% Com Wall		% Sprinkled:		Depreciation: 103701																	
MOBILE HOME				Depreciated Total: 235192																	
SPEC FEATURES/YARD ITEMS				PARCEL ID				056.A-0006-0007.0				IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N				Total Yard Items:				Total Special Features:				Total:									